TOWN OF HILLSBOROUGH
SAN MATEO COUNTY

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Swimming Pools, Spas and Hot Tubs

Setback Requirements
The standard setback requirements for swimming pools, spas, hot tubs and pool equipment are:

- Twenty (20) feet from any interior property line; and,
- Twenty-five (25) feet from any street property line.

However, they may be located as close as five (5) feet from an interior property line, if they are also at least forty (40) feet from any adjoining residence and if the adjoining property owner(s) has indicated in writing that there are no concerns with the location.

Measurement
The edge of the coping shall be the measuring point for pools and spas. If there is no coping, the edge of the water shall be the measuring point.

Safety Fencing
It is required that the property with any new swimming pool, hot tub or spa have a fence (which may be located on the property line, adjacent to the pool, or anywhere else on the lot to prevent unauthorized entry) which complies with provisions of Appendix 4, Section 421 of the Uniform Building Code. Depending on its location and height, this safety fencing may be subject to the Design Review process.

Pool Equipment Enclosures
Equipment housed within a structure may be located within the setback area if the structure:

- is not greater than 6 feet in height or 40 sq. ft. in size; and,
- is not closer than 5 feet from any property line; and,
- is at least 40 feet from any adjoining residence; and,
- is more than 25 feet from the property line along any street; and,
- the adjoining property owner(s) has indicated in writing that there are no concerns with the location.

Permit Requirements
Design Review is not required for pools, spas and hot tubs, unless they are part of a larger project. Design Review is required for pool equipment structures and some fencing. Follow the instructions in the Administrative Review Application to apply for approval.

Construction (including plumbing and electrical) permits <u>are</u> required. All plans shall show compliance with the above requirements, including neighbor sign-offs, if applicable.